

(206) 328 - 3333
Jill@hunterscapital.com
HuntersCapital.com



Ballou Wright Building



Mezzanine

1517 12th Ave

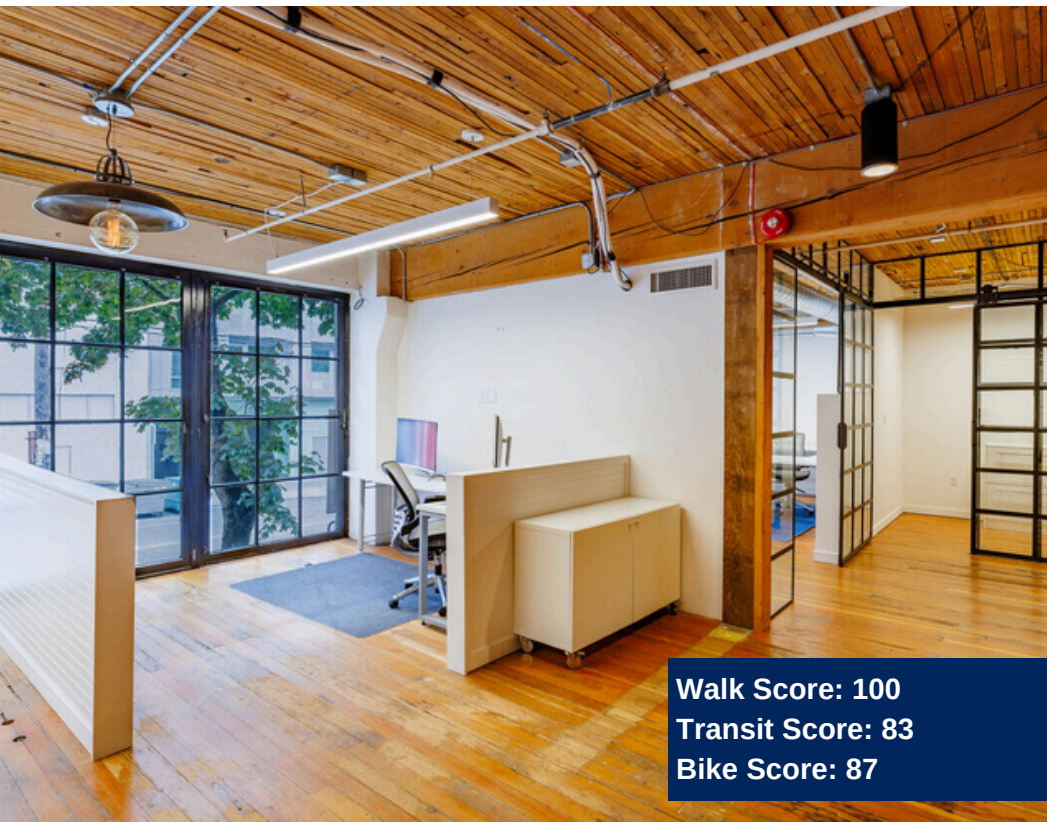
A creative office space in the heart of Capitol Hill. Located in a historic 1917 building, this suite is close to many restaurants, theaters, parks, colleges, and coffee shops. Framed by pedestrian-friendly streets, it's only a short walk from many mass transit options.

Property Features

- \$18.00 PSF + \$9.63/SF NNN (includes ALL utilities)
- 3,474 SF
- Short Lease-Term Available
- Fiber Internet with Century Link
- HVAC
- Private Restroom
- Full Kitchen
- Three Private Offices
- Partially Furnished
- Floor to Ceiling Turnstile Windows
- Original Fir Floors
- Custom Metal Interior Glazing



3,474 SF



Walk Score: 100
Transit Score: 83
Bike Score: 87

Accessibility/Parking

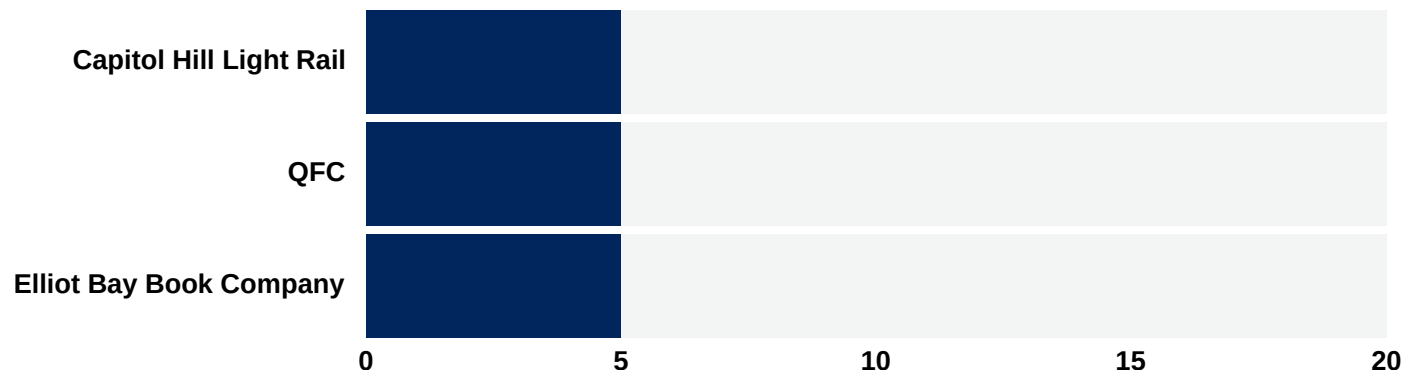
- Easy Access to I-5 & I-90
- 4 Blocks to Capitol Hill Light Rail Station
- 3 Blocks to First Hill Street Car
- Buses: 49, 11, 60, 43, 9
- Street Parking Available
- **Garage Parking Available 2 Blocks Away**



NEIGHBORHOOD








Amenities:

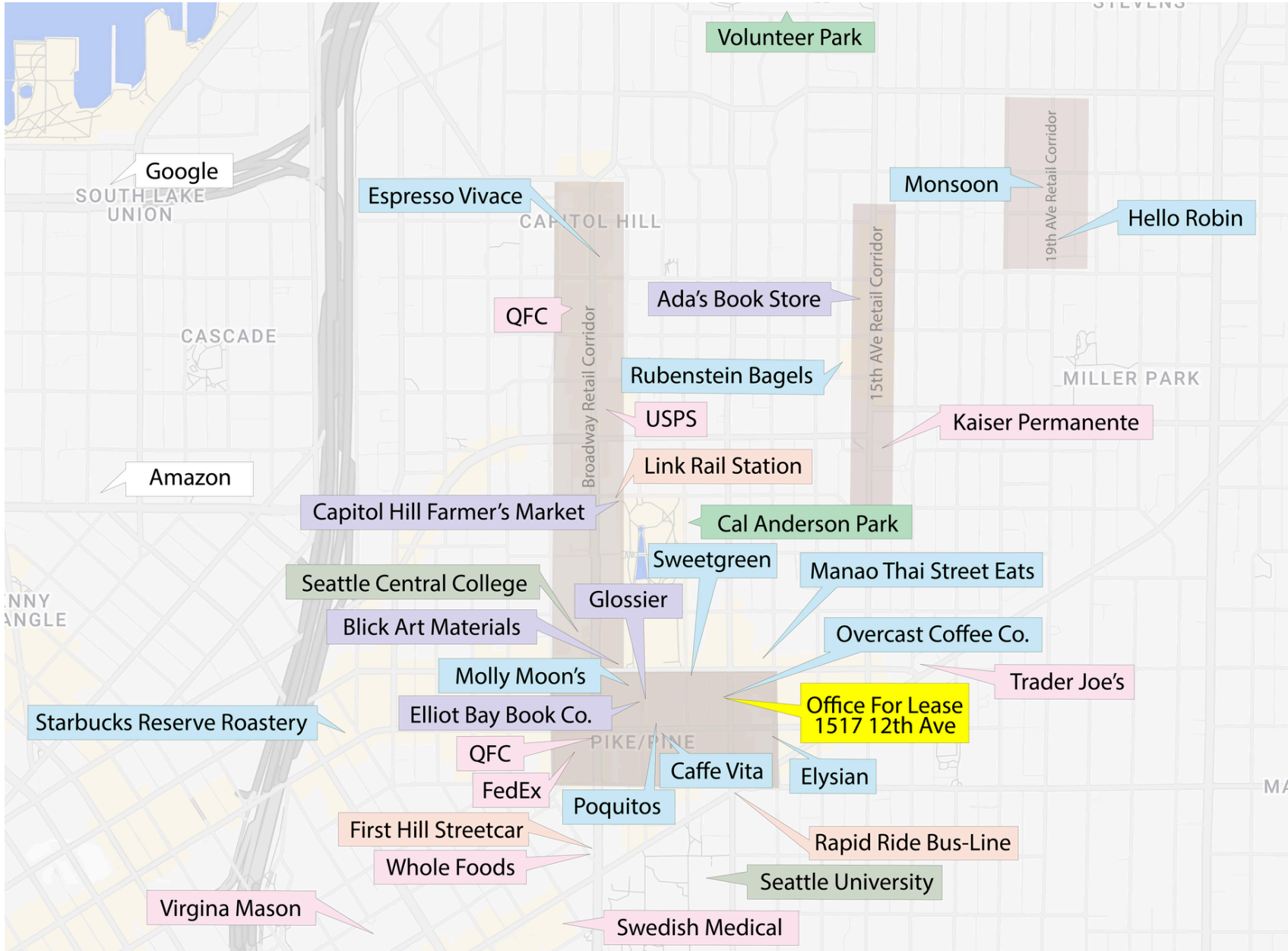
- Overcast Cafe
 - Poquitos
 - U:Don
 - Molly Moon's Ice Cream
 - Gyro Saj
 - Paparepas
 - Old Street Malatang
 - Chipotle
 - Sweetgreen
 - Momiji
 - Ramen Danbo
 - Cafe Vita
 - Blick Art Materials
 - Elliot Bay Book Co.
 - **Services:**
 - QFC
 - Glossier
 - M2M Mart
 - Walgreens
 - Post Options
 - **Entertainment:**
 - Neumos
 - Film Forum
 - Five Iron Golf
 - Cal Anderson Park
- And Much More!



NEIGHBORHOOD

KEY

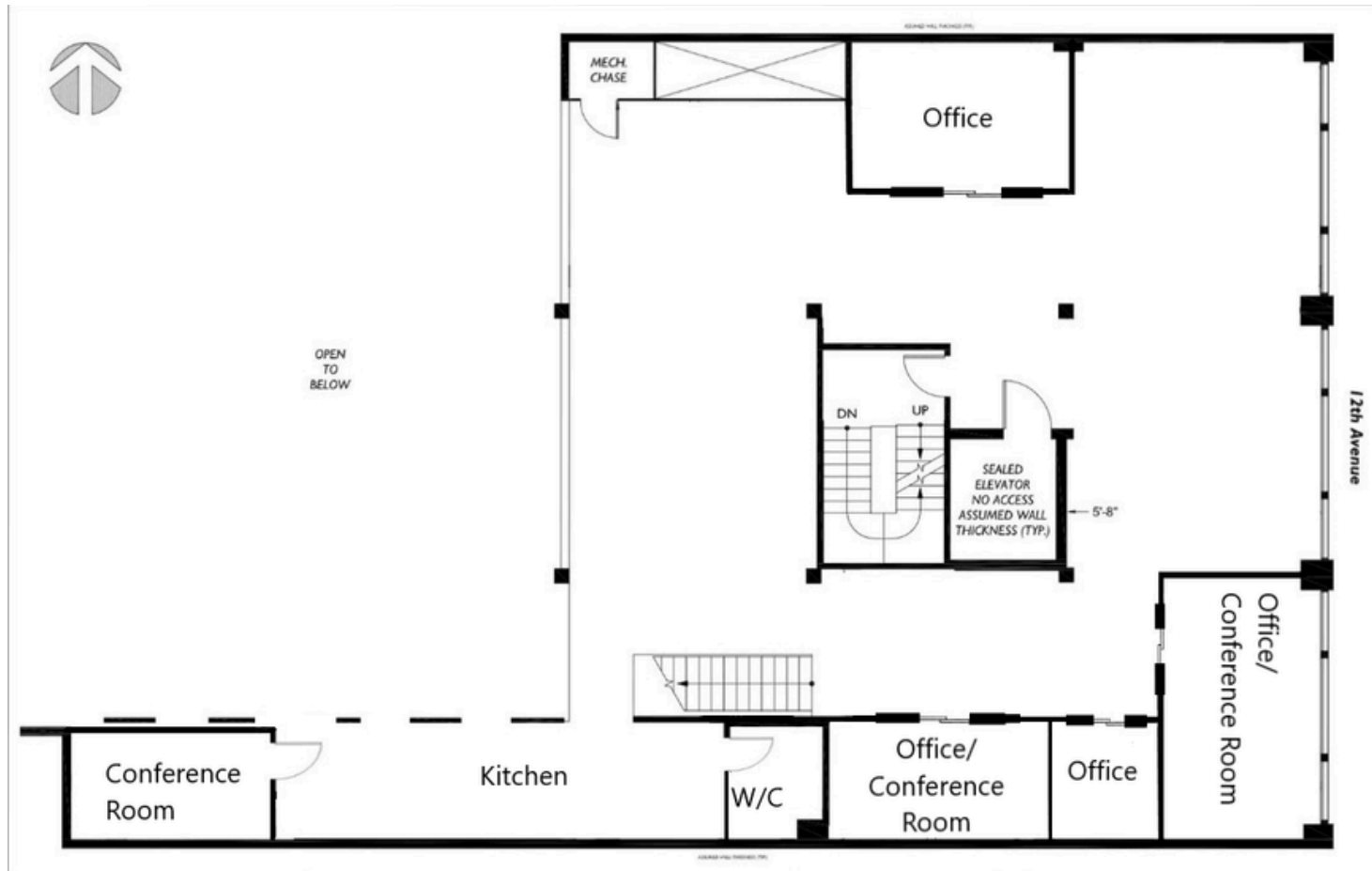
	Retail Corridor		Restaurants, Bars, Cafes		Transportation
	Shopping		Parks		Schools
				Grocery Stores & Services	



FLOOR PLAN

3,474 SF

[3D Tour](#)



<p>Hunters Capital Real Estate 1620 Broadway Suite 200 Seattle, WA 98122</p>	<p>Office Building 1517 12th Avenue Seattle, WA 98122</p>	<p>Floor Plan MEZZ</p>		<p>2-D 2DFLOORPLANS.COM 206-328-7410 AS-BUILT FLOOR PLANS 600 NW Gilman Blvd. Suite E Issaquah, WA 98027</p>
<p>Client</p>	<p>Subject</p>	<p>Floor</p>	<p>Scale</p>	<p>Measured: December 2015 Project: C15-1143</p>

URBAN INSPIRED PRESERVATION MINDED COMMUNITY DRIVEN

Hunters Capital preserves and revitalizes the character of Seattle's most historic neighborhoods. We pride ourselves in creating meaningful relationships with our tenants and driving community engagement within our wonderfully diverse city.

WE HAVE SPACE FOR YOU

Give us a call, or visit our website to learn more about our unique properties.

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www.hunterscapital.com

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1620 Broadway, Suite 200



Conference Room



SCAN TO VISIT OUR WEBSITE

